



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

1-1

PLANNING COMMISSION

Promoting the wise use of land
Helping build great communities

MEETING DATE May 11, 2006	CONTACT/PHONE Mike Wulkan, project manager 781-5608	APPLICANT MWF Properties, LLC	FILE NO. DRC2005-00090
SUBJECT Request by MWF Properties, LLC for a Development Plan/Coastal Development Permit to allow: 1) exceptions to the sign standards in Section 23.04.310 of the Coastal Zone Land Use Ordinance by allowing two, approximately 50 square-foot, six-foot high shopping center identification signs (monument signs), including tenant names, for the Los Osos (Vons) Shopping Center, to be located behind the sidewalk along Los Osos Valley Road and along 10 th Street, resulting in a total sign area of approximately 840 square feet for the entire shopping center instead of the required maximum sign area of 100 square feet, and exceeding the maximum of one common shopping center identification sign having a maximum area of 60 square feet and 2) establish a uniform sign program for the entire shopping center. The project will not result in any site disturbance. The proposed project is located on approximately 5.4 acres within the Commercial Retail land use category and is located along Los Osos Valley Road and 10 th Street at 1050 to 1130 Los Osos Valley Road in the community of Los Osos. The site is in the Estero Planning Area.			
RECOMMENDED ACTION Approve Development Plan/Coastal Development Permit DRC2005-00090 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 11 Categorical Exemption (pursuant to CEQA Guidelines Section 15311) was issued on March 16, 2006.			
LAND USE CATEGORY Commercial Retail	COMBINING DESIGNATION Local Coastal Program, Archaeologically Sensitive	ASSESSOR PARCEL NUMBER 074-301-024	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: None applicable			
LAND USE ORDINANCE STANDARDS: Section 23.04.310 – Signs Allowed – Type and Area Section 23.11.030 – Sign, Monument (definition) <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
EXISTING USES: Shopping center, including retail sales, restaurants, personal services, consumer repair, and financial services			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Commercial Service/commercial services, communications <i>East:</i> Commercial Retail/vacant, nursery, <i>South:</i> Commercial Retail/bank, automotive services, offices <i>West:</i> Commercial Retail/retail sales			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Los Osos Community Advisory Council, Public Works, Los Osos CSD, and the California Coastal Commission.	
TOPOGRAPHY: Nearly level	VEGETATION: Ornamental landscaping
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Individual on-site sewage disposal system Fire Protection: CDF/County Fire	ACCEPTANCE DATE: February 8, 2006
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242	

PROJECT DESCRIPTION:

The two proposed shopping center/tenant identification signs are monument signs of about 47 square feet in area, six feet in height from the average height of the existing berm (about 6.5 feet from the ground), and 8.3 feet in width (see attached plans in Exhibit C). The signs are to be a "synthetic masonry" composite material, and are not to be internally illuminated. The purpose of the signs is to improve the visibility of the smaller shopping center tenants, because trees, buildings and the large distance of up to about 290 feet from Los Osos Valley Road impair their visibility.

This application also includes a proposed uniform sign program (see attached Exhibit D) for the shopping center that is intended to maintain an overall consistency of signs while allowing for flexibility in the design of individual tenant signs. The sign program includes sign construction requirements and specifications for individual tenant signs and the monument signs, requirements for window lettering and temporary banners, and a list of prohibited signs. Key provisions of the sign program include the following:

- All tenants are allowed to represent their businesses on the two proposed shopping center/tenant identification signs with individual signs of standard sizes, colors and lettering for both minor and anchor tenants.
- Minor tenants (those occupying units of 9,000 square feet or less in area, with the exception of Round Table Pizza, which faces both Los Osos Valley Road and 10th Street) are to have one internally illuminated 2 by 10-foot sign mounted to the storefront. The sign cabinet, sign face and sign copy are to be of standard designs and colors, but alternative designs and colors may be allowed subject to County approval.
- Major tenants, including Round Table Pizza, are to have at least one internally illuminated sign mounted to the roof structure. Tenants occupying units of less than 13,000 square feet in area are allowed up to a total of 66 square feet of sign area. Major tenants that occupy units of 13,000 square feet or more are allowed one 6 by 20-foot primary sign, but the unit currently occupied by Vons grocery store is allowed to have a second sign of up to 33 square feet to advertise a major department such as "bakery" or "deli" or a future vendor. The sign cabinet, sign face and sign copy are to be of standard designs and colors, but alternative designs and colors may be allowed subject to County approval.
- If a tenant occupies adjacent units, it may have as many signs as it has units, provided that the signs meet the standard requirements.
- The existing size or number of signs is not to be increased.
- Additional wall-mounted signs are not allowable.

- Each tenant may have one, 16 by 48-inch, 5.3 square-foot suspended sign under the canopy that conforms to a uniform design scheme, except that major tenants may have a customized under-the-canopy sign that does not exceed 10 square feet in area.
- Each tenant may have up to 12 square feet of permanent, vinyl window graphics that display only the name of the business and brief text describing the nature of the business.

BACKGROUND:

The existing shopping center occupies about approximately 5.4 acres and contains about 365 feet of frontage along Los Osos Valley Road and about 230 feet of frontage on 10th Street. 14 tenants, including a supermarket, a drug store, and two other major tenants, currently occupy the center. The larger, existing individual tenant signs range in size from 20 to 120 square feet in area, and the combined total area of such signs is about 740 square feet.

The shopping center was approved by Departmental Review in October 1976 (R760618:2). According to the conditions of approval, a sign program for the shopping center was to be submitted. The objectives of a sign program were to minimize total sign area while providing adequate identification for tenants, relate store signs to the scale of individual storefronts, and establish an overall design concept for signs through means such as using common materials, uniform sizes, or styles of lettering.

Staff was not able to find a record of the approved sign program for the shopping center. However, based on the sign program requirement from 1976, the lack of evidence of sign permits since that time, and a written statement from the original project architect (see attached letter from Thomas M. Courtney dated February 20, 2006), it appears that the existing signs are consistent with the original approval. However, the existing signs do not comply with current Coastal Zone Land Use Ordinance (CZLUO) requirements regarding the allowable size, number and type of signs. For example, under the existing CZLUO, signs attached to a building are to be no greater than 80 square feet, signs attached to the roof structure are normally not allowable, and the maximum, aggregate sign area is 100 square feet, unless exceptions are approved through Development Plan approval.

PROJECT ANALYSIS:

Ordinance Compliance

Section 23.04.310c(1), Shopping, business or industrial center signing: A shopping center with five or more separate uses or tenancies on a single site that share common driveways and parking (when approved as part of the Development Plan for the center) is allowed one common identification sign with a maximum area of 60 square feet, in addition to the total sign area normally required. An exception to this standard is needed, because *two* shopping center/tenant identification signs are requested with a total area of about 94 square feet. In this case, ***two 47 square-foot identification signs are justified, because the shopping center has two substantial street frontages: Los Osos Valley Road and 10th Street.*** In addition, for *other* monument signs, Section 23.04.310a(1)(iii) allows one such sign of up to 60 square feet for each 300 feet of street frontage.

Section 23.04.310a(1): The maximum aggregate sign area in the Commercial Retail category is 100 square feet per site. An exception to this standard is needed, because with the proposed shopping center/tenant identification signs, the aggregate sign area (excluding window graphics and a few small wall signs) for the entire shopping center will be about 834 square feet. ***This total amount of sign area is justified, because the shopping center occupies a large site and consists of 14 tenants, including five major tenants. On average, this amount of sign area is equivalent to about 60 square feet per tenant,*** excluding window graphics and a two small wall signs. In addition, the existing signs appear to be consistent with the original shopping center approval in 1976.

Section 23.04.310c(1), Shopping, business or industrial center signing: Signs that are visible from a public street are to be of a uniform design throughout the center as to size, finished framing materials and location on buildings. The proposed shopping center/tenant identification signs comply with this standard, because the proposed uniform sign program requires such uniform design.

Section 23.04.310b: Location of monument signs: Monument signs may be located within the front setback, provided they are less than three feet high. In this case, the proposed shopping center/tenant identification signs are to be located behind the minimum zero-foot setbacks on Los Osos Valley Road and 10th Street and therefore comply with this standard. Based on a sight distance study submitted by the applicant and reviewed by the Public Works Department, the proposed design and location of signs will not interfere with sight distances of traffic on Los Osos Valley Road and 10th Street or traffic using the driveways onto those streets.

Section 23.11.030: Monument signs are defined as not exceeding six feet in height. The proposed signs comply with this standard, because they are to be six feet high, as measured from the average grade of the existing landscape berms on Los Osos Valley Road and 10th Street.

Does the project meet applicable Coastal Zone Land Use Ordinance standards?: Yes, as conditioned.

Coastal Plan Policies

The most relevant policy is discussed below.

Visual and Scenic Resources: ☒ Policy No. 9: Signs: This policy is to design on-premise commercial signs as an integral part of the structure and to not extend above the roofline. The sign provisions of the CZLUO implement this policy. The proposed shopping center/tenant identification signs are consistent with this policy, because they are monument signs that meet the applicable CZLUO provisions, as detailed in the preceding section, "Ordinance Compliance."

Does the project satisfy the applicable Coastal Plan Policies?: Yes, as conditioned.

STAFF COMMENTS:

Provisions of the proposed uniform sign program will help ensure that signs throughout the shopping center are of a consistent design theme, while generally maintaining the sizes and total area of the existing fascia and roof-mounted signs. In addition, provisions are made for a modest amount of window graphics and a small, suspended sign for each tenant, while precluding additional wall-mounted signs that could result in a cluttered appearance with unnecessary signs.

COMMUNITY ADVISORY GROUP COMMENTS:

As described in the attached letter dated February 23, 2006 from the Los Osos Community Advisory Council, the Advisory Council, on a 6-1 vote, recommended approval of the proposed monument signs and sign program.

PUBLIC COMMENT:

One person contacted staff with a concern that the proposed monument sign on Los Osos Valley Road would interfere with the sight distance of traffic exiting the western-most driveway to make a left turn (eastbound) onto Los Osos Valley Road. However, resulting sight distances were reviewed by the Public Works Department and found to be acceptable.

AGENCY REVIEW:

Public Works—sight distance information O.K. as submitted by the applicant

LEGAL LOT STATUS:

The existing lots were legally created by recorded maps at times when that was a legal method of creating lots.

Staff report prepared by Mike Wulkan and reviewed by Matt Janssen

FINDINGS - EXHIBIT A

CEQA Exemption

- A. The project qualifies for a Class 11 Categorical Exemption pursuant to CEQA Guidelines Section 15311, because the proposed project is construction of minor structures such as on-premise signs that are accessory to existing commercial facilities.

Development Plan

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed monument signs and the signs allowed by the proposed uniform sign program are structures that are accessory to the existing Los Osos shopping center, which consists of retail sales, restaurants, personal services, consumer repair, and financial services that are allowable uses in the Commercial Retail land use category, and as conditioned, the project is consistent with all of the General Plan policies, including the applicable Coastal Plan Policies regarding visual and scenic resources.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code, including Sections 23.04.310 and 23.11.030 regarding sign types and areas and exceptions to sign standards.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed monument signs and uniform sign program do not generate activity that presents a potential threat to the surrounding property and buildings. Specifically, the proposed design and location of monument signs will not interfere with the sight distances of traffic on Los Osos Valley Road and 10th Street or traffic using the driveways onto those streets. In addition, this project is subject to Ordinance and Building Code requirements designed to address other health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed monument signs and the existing tenant signs are appropriate for and compatible with a shopping center in a Commercial Retail land use category and with surrounding commercial uses within the central business district.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the proposed project does not involve the addition or expansion of any uses, and will therefore not increase traffic on this section of Los Osos Valley Road or at the Los Osos Valley Road/10th Street intersection, both of which are currently operating at an acceptable level of service and are expected to operate at an acceptable level at buildout of the community.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and will not inhibit access to the coastal waters and recreation areas.

Exceptions

- H. An exception to Coastal Zone Land Use Ordinance Sections 23.04.310a(1) and 23.04.310c(1) to allow a) a total shopping center sign area of about 834 square feet (excluding window graphics and a few small wall signs) instead of the required 100 square feet, and b) two common shopping center identification signs with a combined area of about 94 square feet instead of the required one common shopping center identification sign having a maximum area of 60 square feet, is justified for the following reasons:
- The shopping center occupies a large site and consists of 14 tenants, including five major tenants.
 - On average, the amount of sign area is equivalent to about 60 square feet per tenant, excluding window graphics and a two small wall signs.
 - The existing signs appear to be consistent with the original shopping center approval in 1976.
 - Two shopping center/tenant identification signs--monument signs--are appropriate, because the shopping center has two substantial street frontages: Los Osos Valley Road and 10th Street.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This Development Plan approval authorizes:
 - A. Two approximately 47 square-foot shopping center/tenant identification signs that are monument signs with a maximum height of 6 feet from the average height of the existing berms, with one sign on the Los Osos Valley Road frontage and the other sign on the 10th Street frontage, to be designed and located as shown in Exhibit C.
 - B. The uniform sign program included as Exhibit D.

Ongoing conditions

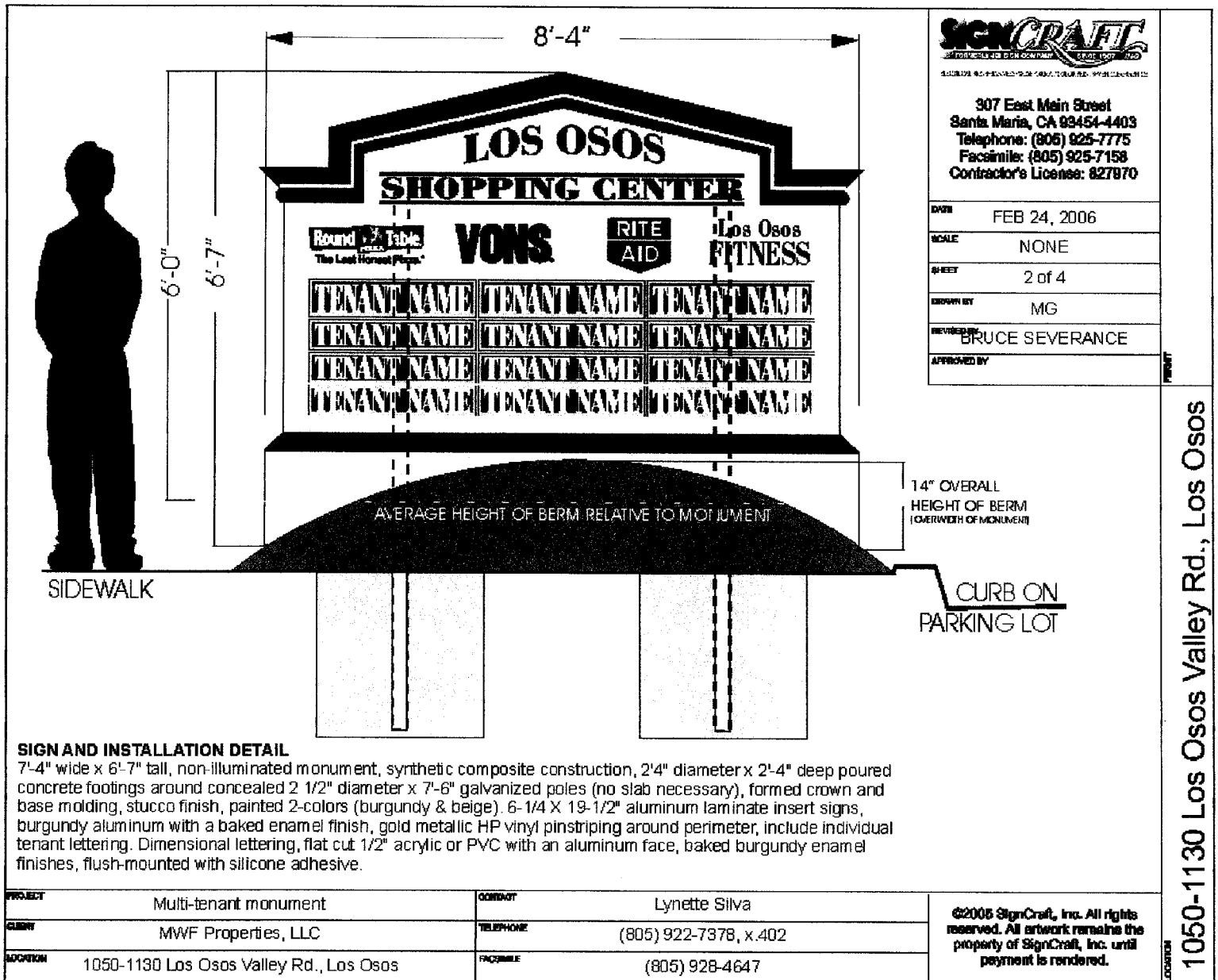
2. All signs within the shopping center shall conform with the uniform sign program included as Exhibit D, and shall be subject to the applicable sign permit requirements of Coastal Zone Land Use Ordinance Section 23.04.306.
3. All signs shall be indirectly lighted by continuous, stationary, shielded light sources internal to them, except that the two shopping center/tenant identification signs may be indirectly lighted externally by continuous, stationary, shielded light sources directly solely at the signs.
4. The existing size or number of fascia or roof-mounted signs, as shown in Exhibit E, Inventory of Existing Tenant Signs, shall not be increased.
5. Wall-mounted signs are not allowable, except for the two existing wall-mounted signs on the unit fronting 10th Street (currently occupied by Round Table Pizza) that are 7.25 square feet each, as shown in Exhibit E. Those signs may be replaced with wall-mounted signs having the same area.
6. If minor revisions to the uniform sign program included as Exhibit D are proposed, they shall be requested by the property owner and may be approved by the Planning Director when consistent with the intent of the uniform sign program, this approval and the Coastal Zone Land Use Ordinance.

Miscellaneous

7. This land use permit, as to the two shopping center/tenant identification signs, is valid for a period of 24 months from the effective date unless time extensions are granted pursuant to Coastal Zone Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Coastal Zone Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
8. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.

**EXHIBIT C:
SHOPPING CENTER/TENANT I.D. SIGNS**

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PROPOSED LOCATION OF FUTURE MULTI-TENANT MONUMENT AT 10TH STREET ENTRANCE
(IDENTICAL TO SIGN ON LOS OSOS VALLEY ROAD).



307 East Main Street
Santa Maria, CA 93454-4403
Telephone: (805) 925-7775
Facsimile: (805) 925-7158
Contractor's License: 827870

DATE	FEB 24, 2006
SCALE	NONE
SHEET	2 of 4
DRAWN BY	MG
DESIGNED BY	BRUCE SEVERANCE
APPROVED BY	

PROPERTY INFORMATION

Frontage: 650' (on Los Osos Valley Rd.)

SIGN INFORMATION

Area: 46 3/4 sq. ft.
Overall Height: 6' (from highest adjacent grade)
Setback: 2'-6" (from sidewalk)

PROJECT	Multi-tenant monument	CONTACT	Lynette Silva
CLIENT	MWF Properties, LLC	TELEPHONE	(805) 922-7378, x.402
LOCATION	1050-1130 Los Osos Valley Rd., Los Osos	FACSIMILE	(805) 928-4647

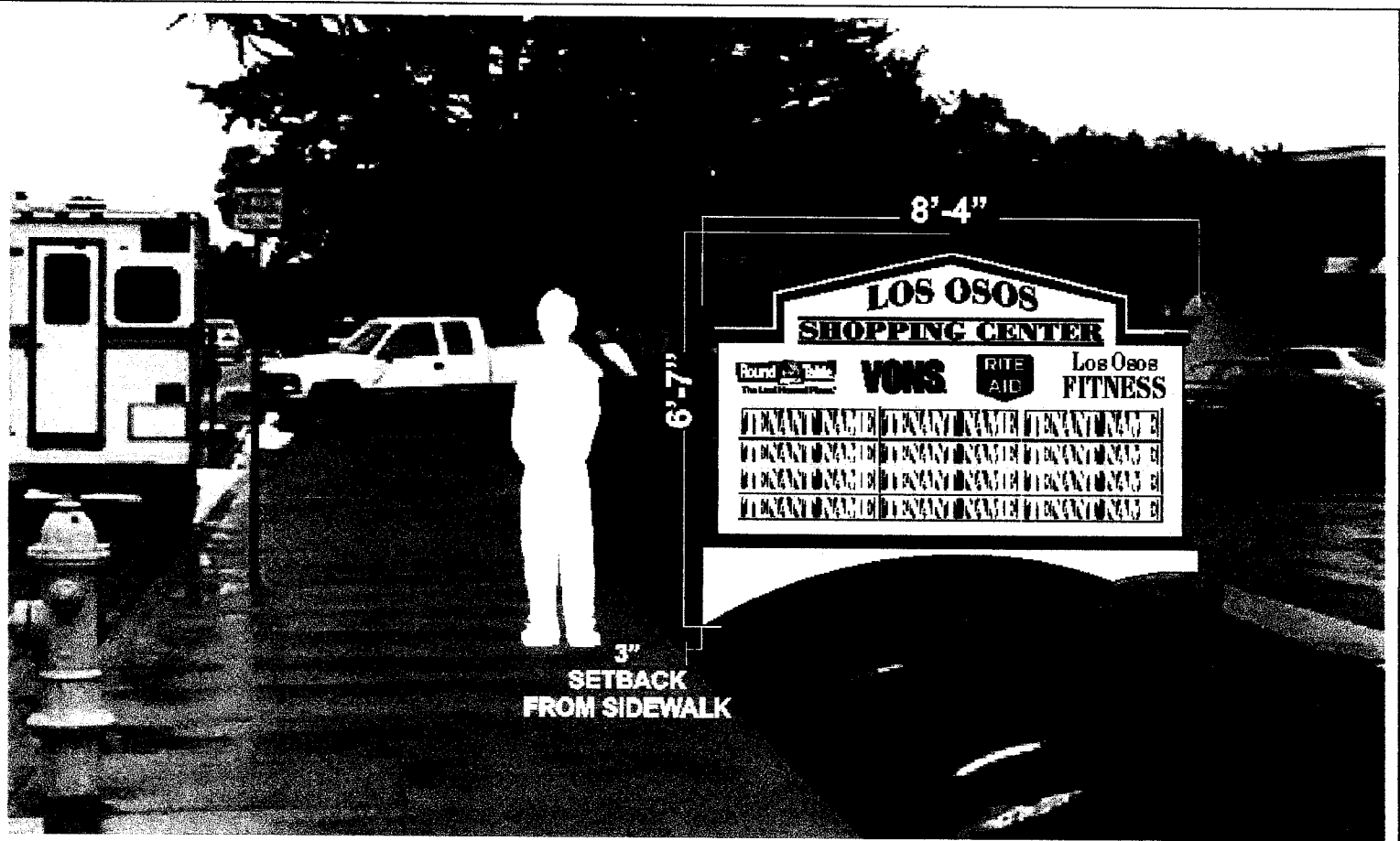
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FRONT

LOCATION

1050-1130 Los Osos Valley Rd., Los Osos

1-12



PROPERTY INFORMATION

Frontage of Shopping Center: 650'

SIGN INFORMATION

Area: 46 3/4 sq. ft.
Overall Height: 6' (from average height of berm)
Setback: 4" (from sidewalk)

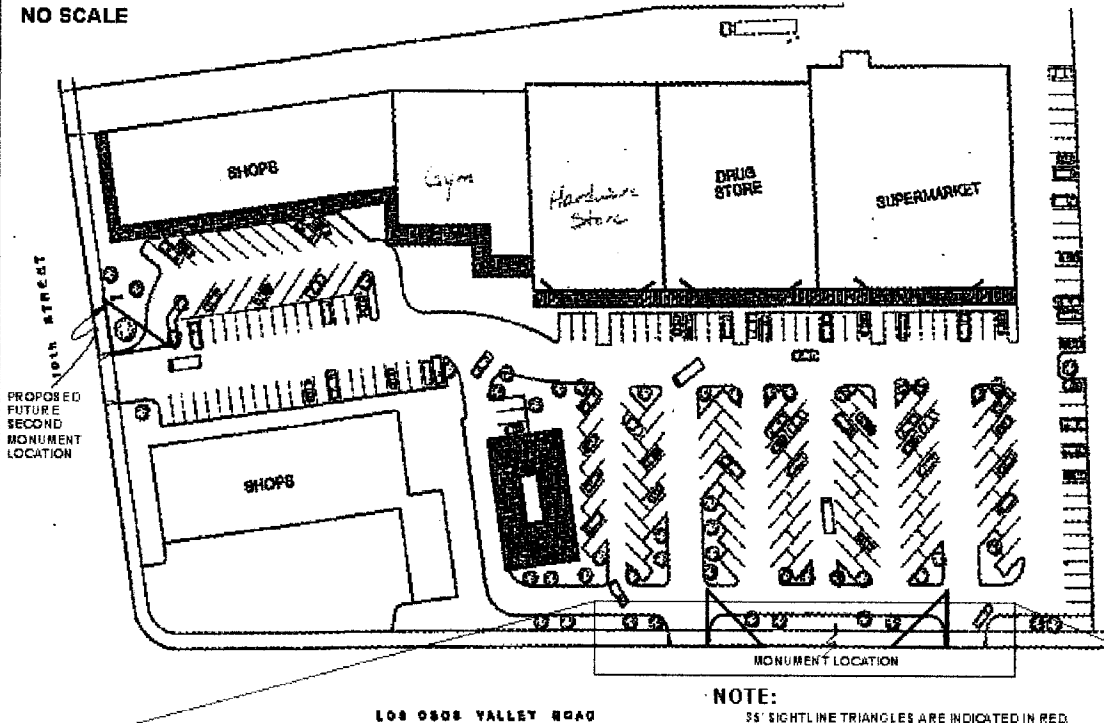


307 E. Main St., Santa Maria, CA 93454
(805) 925-7775 • Fax (805) 925-7198 • LIC# 627970

DATE MARCH 10, 2006	PROJECT LOS OSOS SHOPPING CENTER	<p>©2005 SignCraft, Inc. ALL RIGHTS RESERVED Original artwork generated by SignCraft Inc. remains property of SignCraft until payment for layout & design is rendered as provided by Title 17, U.S. Code.</p>
PAGES 1 of 4	ADDRESS 1050-1130 Los Osos Valley Rd., Los Osos	
REMARKS NONE	DESIGNER Bruce Severance	
	CLIENT/OWNER MWF Properties, Lynette Silva: 922-7378	

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NO SCALE



307 East Main Street
 Santa Maria, CA 93454-4403
 Telephone: (805) 925-7775
 Facsimile: (805) 925-7168
 Contractor's License: 627870

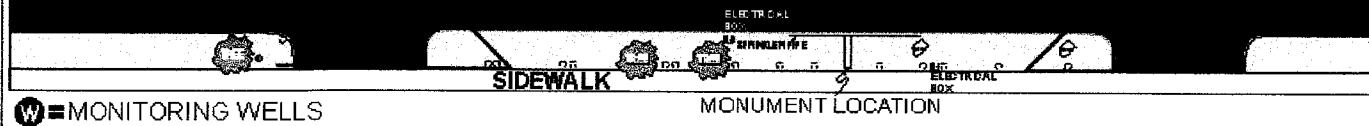
DATE	FEB 24, 2006
SCALE	1/4" = 10'
SHEET	4 of 4
DRAWN BY	MG
REVIEWED BY	BRUCE SEVERANCE
APPROVED BY	

NOTE:

35' SIGHTLINE TRIANGLES ARE INDICATED IN RED.
 THESE ARE AN ASSUMED WORST CASE. IT IS LIKELY
 ONLY 10' TRIANGLES APPLY AT DRIVEWAY ENTRANCES

SCALE 1/4" = 10'

**LOS OSOS SHOPPING CENTER
 VON'S PARKING LOT**



PROJECT	Multi-tenant monument	CONTACT	Lynette Silva	©2005 SignCraft, Inc. All rights reserved. All artwork remains the property of SignCraft, Inc. until payment is rendered.
CLIENT	MWF Properties, LLC	TELEPHONE	(805) 922-7378, x.402	
LOCATION	1050-1130 Los Osos Valley Rd., Los Osos	FACSIMILE	(805) 928-4647	

1050-1130 Los Osos Valley Rd., Los Osos

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**EXHIBIT D:
UNIFORM SIGN PROGRAM**

UNIFORM SIGN PROGRAM

LOS OSOS SHOPPING CENTER

1050-1130 LOS OSOS VALLEY ROAD

LOS OSOS, CA

PROPERTY MANAGEMENT

MWF Properties, LLC

PO Box 6149

Santa Maria, CA 93456

Prepared by



A. PURPOSE AND INTENT

The purpose of this uniform sign program is to assure a consistent relationship between all tenant signs in the center. It is the intention of this program to allow creativity, logo and name recognition, and freedom of expression on the part of each tenant in creating their signs, while ensuring that overall visual harmony in the center is maintained.

B. GENERAL CRITERIA

1. All proposed sign designs must be approved by the landlord and/or property management prior to submission of the design to the County of San Luis Obispo for permits. In the event the tenant is replacing the sign face or vinyl on the sign face, they shall submit for landlord and/or property management approval two copies of detailed drawings which shall include: a) a dimensioned elevation drawing or photo composition showing the proposed sign in place on the building in the specified location; b) a detail drawing of the design of the proposed sign, either simulating the proposed colors of the design or including samples of the materials to be used.
2. If the tenant is replacing an illuminated sign cabinet, or making any other structural changes, they must also specify attachment method in a detail drawing indicating mounting method and electrical connection specifications.
3. The proposed sign design shall be reviewed for conformance with this program and overall design quality. Approval or disapproval of the proposed design shall be at the sole discretion of the landlord and/or property management. Fabrication of the sign or installation of new vinyl on the face of an existing sign must be performed by a licensed and insured sign contractor. Any service of electrical within the sign cabinet including lamp replacement must be performed by a C-45 licensed electric sign contractor, a licensed electrician, or one of the maintenance companies referred by the property management. Under no circumstances may the tenant attempt to service the sign or replace lamps themselves.
4. Upon approval of the proposed sign design by the landlord and/or property management, the tenant shall obtain a sign permit from the County of San Luis Obispo. An approved sign permit shall be obtained prior to the manufacture and installation of the proposed sign.
5. All costs related to the design, approval, permitting, manufacture, installation and upkeep of the proposed sign shall be the sole financial responsibility of the tenants.
6. Each tenant shall be responsible for the actions of their sign contractor, and shall indemnify, defend and hold harmless the landlord and/or property management from damages or liability resulting from the contractor's work. The sign contractor shall carry worker's compensation insurance and commercial general liability insurance (naming the property owner and/or property management as a Certificate Holder and Additional Insured) against all damage suffered or done by or to any and all persons or property while engaged in the construction, erection or maintenance of signs in the amount of at least \$100,000.00 per occurrence. Evidence of this insurance shall be provided to the landlord and/or property management prior to work being done.
7. Signs must be maintained in excellent working order. Any broken faces, faded or chipped vinyl, or malfunctioning electrical must be repaired within three-(3) weeks of the outset of the problem.
8. The landlord and/or property management may periodically hire an independent electrical engineer or C-45 sign contractor to inspect any or all of the tenant signs in the center. Tenants will be required to have any discrepancies and/or code violations corrected at their expense. Any code violations, requests for sign removals, or discrepancies not corrected within thirty-(30) days of written notice, shall be corrected by the landlord and/or property management's contractor at the tenant's expense.

Prepared by



9. Upon termination of tenancy, the tenant shall be responsible for the removal and disposal of their sign, the repair of any and all damage to the building caused by the sign or its installation, and all costs related to the removal. A clean, undamaged sign face must be left in the illuminated cabinet.
10. The landlord and/or property management reserves the right to modify the regulations, terms, and conditions of this uniform sign program at any time, as allowable within the scope of all sign regulations as put forth by the County of San Luis Obispo.

C. MINOR TENANT SIGN CONSTRUCTION AND SPECIFICATIONS

1. Minor tenants are defined as tenants having 9,000 square feet or less, with the exception of the restaurant unit, which faces 10th Street and is currently occupied by Round Table Pizza. This unit is considered an anchor tenant because it is a restaurant in a prime location on the street.
2. All minor tenants are allowed to represent their businesses on the multi-tenant monument signs on one of the burgundy suite signs as specified by this criteria. (See multi-tenant monuments)
3. All minor tenants are required to have one illuminated 2' x 10' sign mounted to their storefronts.
4. Where a tenant leases more than one adjacent unit, they may, at their discretion and expense, and with landlord and/or property management approval, have as many signs as they have units, provided that they are illuminated sign cabinet of the standard design and color. Because illuminated primary signs are "grandfathered in", they may not be replaced with a larger or smaller sign, or removed from the building façade for any purpose other than immediate replacement with an identical sign cabinet for maintenance purposes. The total number of signs may not be changed. (Note quantity, size and location of signs are cataloged in inventory of existing tenant signs, identified as exhibit "E" and attached to conditional use permit staff report).
5. Sign cabinets shall be internally illuminated. The center standard calls for a fluorescent-illumination system using high-output lamps. All signs and their installation shall comply with all applicable San Luis Obispo County building and electrical codes. All electric signs shall be UL certified, and bear the proper UL labeling in accordance with building codes.
6. Signs are to be connected to the provided J-box for the tenant unit, which is connected to the tenant's electrical panel and controlled at the tenant's expense.
7. Sign cabinet shall measure 2' tall by 10' wide by 1' deep.
8. Sign cabinet shall be of .040" (or thicker) aluminum stock. Face retainers shall be of a matching aluminum stock, and be 1 ½" wide.
9. All exposed aluminum surfaces of the sign cabinet shall be painted in outdoor-grade enamel, to match the center standard red color (as per Sherwin Williams Burgundy # 6300).
10. Sign face shall be of 3/16" white acrylic or acrylic alloy with applied translucent vinyl graphics. The basic center standard calls for Hexis translucent burgundy vinyl (or equivalent) using Poster Bodoni or Bodoni Bold Condensed on a white background. However, upon landlord and/or property management and County approval, alternative designs and colors are allowed. Multi-colored logos are allowed, but photography and illustrations are limited to 20% of the total cabinet sign area. The landlord and/or property management prefer the business name only, but secondary text such as bullets, which briefly describe the nature of the business, or services offered are allowed provided they do not exceed a total of 12 words.
11. Sign shall be attached to the latticework structure directly in front of the tenant's unit using 3/8" x 3" lag bolts. Alternative attachment methods and placements shall be considered when necessary. A detailed attachment drawing shall be provided to the landlord and/or property management for approval prior to the application for a sign permit with the County.
12. Minor tenants are also allowed to have an under-canopy sign which may be of a standard shape and size (16 x 48") as prescribed by the Landlord, or they may be a customized design, provided however that they are of a distinct and creative design with a non-rectilinear shape and they do not exceed 5.3

Prepared by



square feet (counting area of one side). Standard under-canopy signs are to be made of double-sided aluminum laminate (Lusterboard) with a customized perimeter shape, a burgundy background with gold border stripes and ivory letters to match the color scheme of the small tenant signs on the monument. (See illustration). Signs are to be hung from chain or rigid rods appropriately sized for the size and weight of the sign, and in a manner that prevents the sign from swinging wildly in a high wind.

D. MAJOR/ANCHOR TENANT SIGN CONSTRUCTION AND SPECIFICATIONS

1. Major tenants are defined as tenants having 9,000 square feet or more, and include the restaurant unit, which faces 10th Street and (currently occupied by Round Table Pizza). This unit is considered to be an anchor tenant because it is a restaurant in a prime location on the 10th Street.
2. All major tenants are allowed to represent their businesses on the multi-tenant monument signs with their corporate logos in dimensional lettering as specified by this criteria. (See multi-tenant monuments)
3. All major tenants are required to have at least one illuminated sign. All major tenants with less than 13,000 square feet of space are allowed up to a total of 66 square feet of sign area on the building.
4. Major tenants with more than 13,000 square feet of space are allowed one 6' x 20' primary sign (120 square feet). However, the grocery store unit currently occupied by Vons is allowed to maintain a second sign to advertise a major department such as "Bakery," or "Deli" (currently reads: "Floral") not to exceed 33 square feet. Additionally, this criteria provides for the future possibility that a subletting vendor such as a coffee shop or bank may be located inside the grocery store. Because illuminated primary signs are "grandfathered in", they may not be replaced with a larger or smaller sign, or removed from the building façade for any purpose other than immediate replacement with an identical sign cabinet for maintenance purposes. The total number of signs may not be changed. (Note quantity, size and location of signs are cataloged in inventory of existing tenant signs, identified as exhibit "E" and attached to conditional use permit staff report).
5. Where a tenant leases more than one adjacent unit, they may, at their discretion and expense, and with landlord and/or property management approval, have as many signs as they have units, provided that they are illuminated sign cabinet of the standard design and color. Tenants may not replace the existing signs with new signs that are different in overall size or combine the total area of two signs into one larger sign of the same area. Additionally, the new 9,000 square foot unit will not be entitled to display their logo on the monument signs, as do the current major tenants. The only tenants that will have that right are those occupying the following addresses: 1050, 1072-1078 (as one-(1) unit), 1110, & 1130.
6. Sign cabinet shall be internally illuminated. The center standard calls for a fluorescent-illumination system using high-output lamps. All signs and their installation shall comply with all applicable San Luis Obispo County building and electrical codes. All electric signs shall be UL certified, and bear the proper UL labeling in accordance with building codes.
7. Signs are to be connected to the provided J-box for the tenant unit, which is connected to the electrical panel for the unit and controlled at the Tenant's expense.
8. Sign cabinet shall measure 6' tall by 20' wide by 1' deep.
9. Sign cabinet shall be of .063" (or thicker) aluminum stock. Face retainers shall be of a matching aluminum stock, and be 2" wide.
10. All exposed aluminum surfaces of the sign cabinet shall be painted in outdoor-grade enamel, to match the center standard burgundy color (Sherwin Williams burgundy #6300).
11. The basic center standard calls for Hexis translucent burgundy vinyl (or equivalent) Poster Bodoni or Bodoni Bold Condensed on a white background. However, upon landlord and/or property management and County approval, alternative designs and colors are allowed. Multi-colored logos are allowed, but photography and illustrations are limited to 20% of the total cabinet sign area. The property manager

Prepared by



- prefers the business name only, but secondary text such as bullets, which briefly describe the nature of the business, or services offered are allowed provided they do not exceed a total of twelve-(12) words.
12. Sign shall be attached to the roof structure directly above the primary entrance door to the tenant's unit using 3/8" x 5" lag bolts. Alternative attachment methods and placements shall be considered when necessary. A detailed attachment drawing shall be provided to the landlord and/or property management for approval prior to the application for a sign permit with the County.
 13. Major tenants are also allowed to have an under-canopy sign, which may be of a standard shape and size (16" x 48", 5.3 sq. ft.) as prescribed by the Landlord, or they may be a customized design, provided however that they are of a distinct and creative design with a non-rectilinear shape. Standard under-canopy signs are to be made of double-sided aluminum laminate (Lusterboard) with a customized perimeter shape, a burgundy background with gold border stripes and ivory letters to match the color scheme of the small tenant signs on the monument. (See illustration). Major tenants have the option of making their customized under-canopy sign any proportions they like with a maximum square footage of 10 square feet (counting area of one side). Signs are to be hung from chain or rigid rods appropriately sized for the size and weight of the sign, and in a manner that prevents the sign from swinging wildly in a high wind.
 14. Wall signs are prohibited for all major tenants except the restaurant where Round Table Pizza has had two 24" x 43-1/2" wall-mounted signs for many years now. These are regarded as "grandfathered in" and Round Table or any future tenant in their space will have the right to replace these two signs with two other signs with the same total area (7.25 sq. ft. each)

E. MULTI-TENANT MONUMENT SIGNS

1. The landlord and/or property management may provide two-(2) 7'-4" wide x 6'-7" tall, double-sided, non-illuminated, multi-tenant monuments of synthetic composite construction with a stucco finish, painted burgundy & beige. These monuments shall be located on Los Osos Valley Rd. and 10th St. (See drawings for details.)
2. Each new minor tenant is required to be represented on both faces of each multi-tenant monument. Signs shall consist of one 6 1/4" X 19 1/2" aluminum laminate insert of burgundy aluminum with a baked enamel finish, with metallic gold high-performance vinyl lettering and pinstriping. The typeface to be used shall be Poster Bodoni or Bodoni Bold Condensed with 2-1/4" tall letters. (See drawings for details.)
3. Each major/anchor tenant has the option to be represented on both faces of each multi-tenant monument using their company logo. Major tenant signs shall consist of dimensional lettering made of 1/2" clear acrylic with aluminum faces with baked enamel finishes. The overall dimensions of these logos may not exceed 16-1/4" in width and 10-1/2" in height. Dimensional lettering shall be flush-mounted using a minimal amount of silicone adhesive to minimize potential damage to the monuments' texture coat. See monument drawings for details. If a major tenant prefers to represent their company on one of the burgundy suite signs, they may do so, however, when they vacate, the tenant who replaces them shall also have a right to display their logo on the monument sign. If accommodation of the new major tenant's logo requires moving other signs on the monument, the cost of doing so will be the responsibility of the new tenant. This criteria specifically allows all current or future major tenants in established major units (1050, 1072-1078 (as one-(1) unit), 1110, & 1130) to be represented with their logos on the monument should they choose to do so. (Although Miner's Hardware has elected not to have their logo on the monument, they or any future tenant in their location may elect to do so at their own expense).

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F. WINDOW LETTERING

Permanent window graphics on the outside surfaces of tenant unit windows are allowed. However, such signs may only include the business name and secondary descriptive text limited to a brief description of the nature of the business, not to exceed ten-(10) words. Such vinyl window graphics may not exceed a total of twelve-(12) square feet and shall appear in gold metallic high-grade vinyl with a ¼" burgundy or black outline. Window vinyl that advertises products and prices, specials, sales or discounts are not allowed. Painted florescent graphics and advertising are also prohibited.

G. PROHIBITED, SPECIALIZED AND LIMITED USE SIGNS & BANNERS

1. No animated, flashing, audible, motion-activated, or similar types of signage shall be allowed either outside of the tenant unit, nor within 5' of the inside of the windows of the unit.
2. Limited use of window-mounted neon signs for open signs, or company logos (up to fifteen-(15) square feet) is allowed, provided the sign is mounted against the interior glass and a five-(5)-sided plastic box restricts a child's access to high voltage wires and electrodes within the sign. All wires must be attached with wire hold-downs to prevent trip hazards. Interior signs mounted near the window may not be animated or flashing.
3. No off-premise or freestanding signs (sandwich boards) are allowed in the center, or on the sidewalks and streets directly adjacent to the center.
4. Banners may be used within the center on a limited basis, and as per the regulations for temporary banner signs as allowed by the County of San Luis Obispo. Banners must be attached in such a way as to not obstruct visibility or the free flow of vehicle or pedestrian traffic in the public areas of the center. Banners are limited to a maximum of 2' in height and a maximum of 10' in length and must be mounted directly below the tenant's primary sign and within the space of the tenant's storefront.
5. Temporary banner signs are allowed provided they are in fact hung temporarily and in accordance with the limits established by County Code, which limits the posting of banners to thirty-(30) days prior to an event they advertise and seven-(7) days after the event. In addition to this county time limit, this sign criteria limits the display of banners to no more than four-(4) months out of the year. New tenants and business owners are granted more leeway in their first year of business in which they are allowed to display banners for up to eight-(8) months. The use of banners is at the sole discretion of the landlord and/or property management, who reserve the right to request their removal.
6. Wall signs are prohibited for all tenants except the restaurant where Round Table Pizza has had two 24" x 43-1/2" wall-mounted signs for many years now. These are regarded as "grandfathered in" and Round Table or any future tenant in their space will have the right to replace these two signs with two other signs with the same total area (7.25 sq. ft. each)

H. General

1. Landlord, property management, owner, or owners designated agent has the right to amend, modify, update, delete, or change or interpret any portion of this sign program at any time without prior consent of tenants and without modifying the intent of the criteria as approved by the Planning Commission. Any changes or exceptions to this criteria must be authorized and approved by the County Planning Department, and may require review by the Planning Commission.

Prepared by



STANDARD LAYOUT FOR UNDER-CANOPY SIGN
LOS OSCOS SHOPPING CENTER
16 X 48" ALUMINUM-WOOD LAMINATE SIGN (LUSTERBOARD),
BURGUNDY BACKGROUND, GOLD BORDER STRIPES AND IVORY LETTERING

1-21

**ROUND TABLE
PIZZA**

**MINER'S
HARDWARE**

OK

PLEASE SIGN AND DATE TO INDICATE LAYOUT AND TEXT APPROVAL

NOTE: COLORS ON PROOF WILL NOT EXACTLY MATCH FINAL COLOR INSTALLED ON VEHICLES OR SIGNS

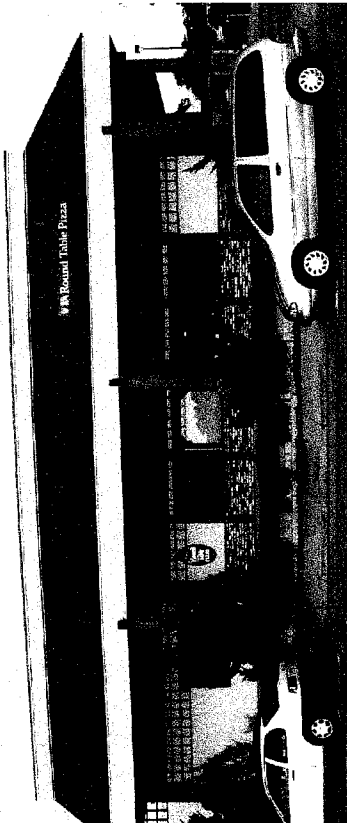


ELECTRONIC SIGNS-BANNERS-WIDE FORMAT COLOR PRINTS-VEHICLE GRAPHICS

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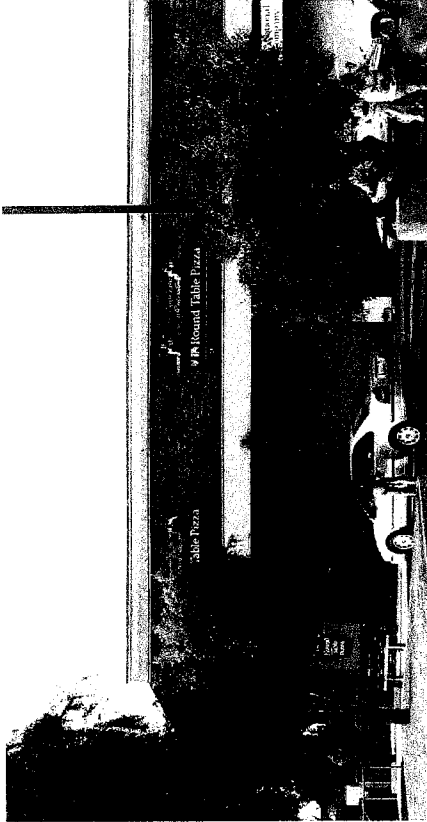
**EXHIBIT E:
INVENTORY OF EXISTING TENANT SIGNS**

EXHIBIT 1: INDIVIDUAL TENANT SIGNAGE



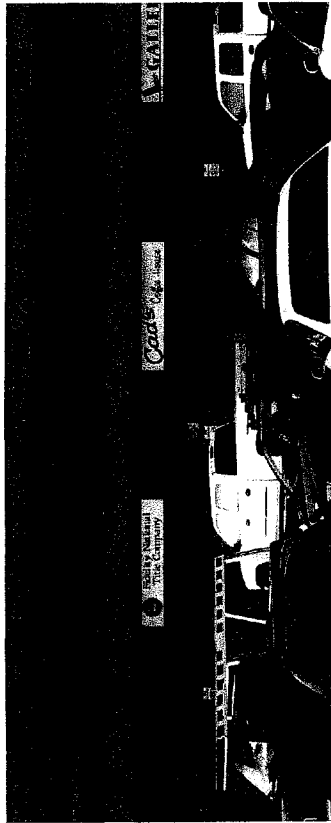
NOTE: Tenant has end unit with additional signs.

TENANT: Round Table Pizza
FRONTAGE: 57 1/4' (on 10th St., South elevation)
DIMENSIONS: 2' x 10'
AREA: 20 sq. ft.
OVERALL HEIGHT: 16 3/4'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics

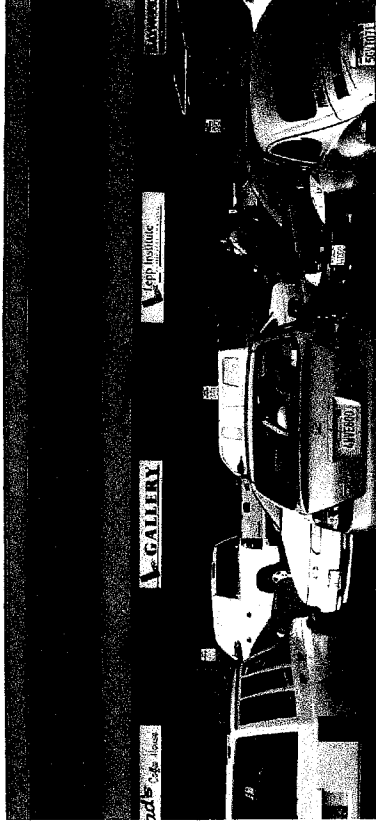


TENANT: Round Table Pizza
FRONTAGE: 46' (parking lot)
DIMENSIONS: 2' x 10'
AREA: 20 sq. ft.
OVERALL HEIGHT: 15'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics

TENANT: Round Table Pizza
FRONTAGE: 46' (parking lot)
DIMENSIONS: 2' x 10'
AREA: 20 sq. ft.
OVERALL HEIGHT: 15'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics



TENANT: Fidelity National Title Company
FRONTAGE: 15'-4"
DIMENSIONS: 2' x 10'
AREA: 20 sq. ft.
OVERALL HEIGHT: 12'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics



TENANT: Lepp Institute
FRONTAGE: 44'-3"
DIMENSIONS: 2' x 10'
AREA: 20 sq. ft.
OVERALL HEIGHT: 12'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics

TENANT: Lepp Institute
FRONTAGE: 44'-3"
DIMENSIONS: 2' x 10'
AREA: 20 sq. ft.
OVERALL HEIGHT: 12'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics



DATE: May 10, 2005
SHEET: 1 of 5
SCALE: None
DRAWN BY: M. Gerber

PROJECT: Conditional Use Permit Exhibit Package
PROPERTY/ADDRESS: Los Osos Shopping Center/1050-1130 Los Osos Valley Rd.
CITY: Los Osos
COUNTY: San Luis Obispo
CLIENT/CONTACT: MMF Properties/Lynette Silva
TELEPHONE: (805) 922-7378, x.402
FACSIMILE: (805) 928-4647

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1-23

EXHIBIT 1: INDIVIDUAL TENANT SIGNAGE



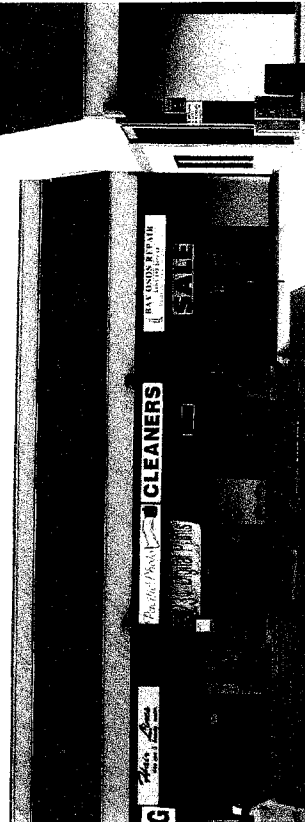
TENANT: Baywood Video Plus
FRONTAGE: 24'
DIMENSIONS: 2' x 10'
AREA: 20 sq. ft.
OVERALL HEIGHT: 12'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics

TENANT: Hair Lines Salon
FRONTAGE: 16'-4"
DIMENSIONS: 2' x 10'
AREA: 20 sq. ft.
OVERALL HEIGHT: 12'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics



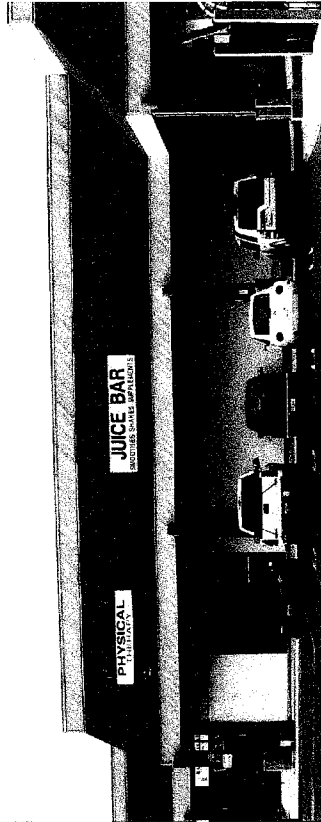
TENANT: Ocean Plaza Cleaners II
FRONTAGE: 14'-2"
DIMENSIONS: 2' x 10' (shared 2' x 20')
AREA: 20 sq. ft.
OVERALL HEIGHT: 12'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics

TENANT: Bay Osos Repair
FRONTAGE: 14'-2"
DIMENSIONS: 2' x 10'
AREA: 20 sq. ft.
OVERALL HEIGHT: 12'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics



TENANT: Hair Lines Day Spa
FRONTAGE: 15'-2"
DIMENSIONS: 2' x 10'
AREA: 20 sq. ft.
OVERALL HEIGHT: 12'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics

TENANT: Pacific Photo
FRONTAGE: 15'-2"
DIMENSIONS: 2' x 10' (shared 2' x 20')
AREA: 20 sq. ft.
OVERALL HEIGHT: 12'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics



TENANT: Physical Therapy
FRONTAGE: 22'
DIMENSIONS: 2' x 10'
AREA: 20 sq. ft.
OVERALL HEIGHT: 19'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics

TENANT: Los Osos Fitness
FRONTAGE: 80'
DIMENSIONS: 3' x 11'
AREA: 33 sq. ft.
OVERALL HEIGHT: 19'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics

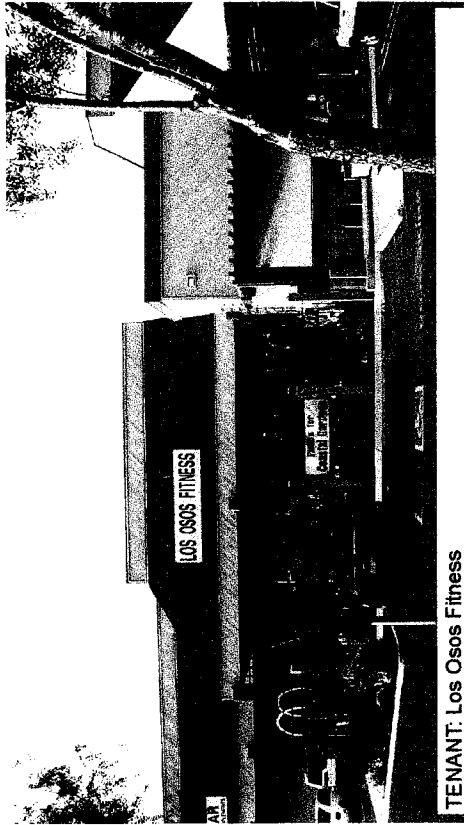


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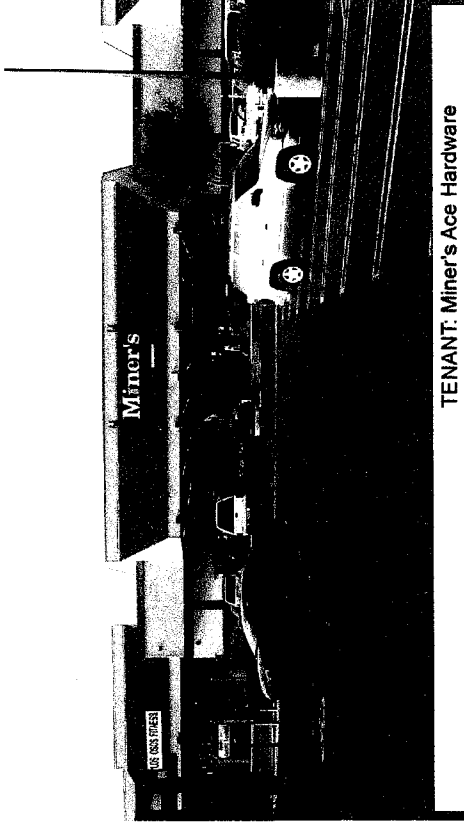
DATE	PROJECT	CONDITIONAL USE PERMIT EXHIBIT PACKAGE	©2005 SignCraft, Inc.
May 10, 2005	Los Osos Shopping Center/1050-1130 Los Osos Valley Rd.		This design is an original work of SignCraft, Inc. which owns the copyright to this design as provided by the copyright protection laws of the United States (title 17, U.S. Code).
SHEET 2 of 5	PROPERTY/ADDRESS		
SCALE None	CITY	San Luis Obispo	All rights are reserved by SignCraft, Inc. and all artwork remains the property of SignCraft, Inc. until payment is rendered.
DRAWN BY M. Gerber	CLIENT/CONTACT	San Luis Obispo	
	TELEPHONE	(805) 922-7378, x.402	
	FACSIMILE	(805) 928-4647	

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EXHIBIT 1: INDIVIDUAL TENANT SIGNAGE



TENANT: Los Osos Fitness
FRONTAGE: 80'
DIMENSIONS: 3' x 11'
AREA: 33 sq. ft.
OVERALL HEIGHT: 19'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics

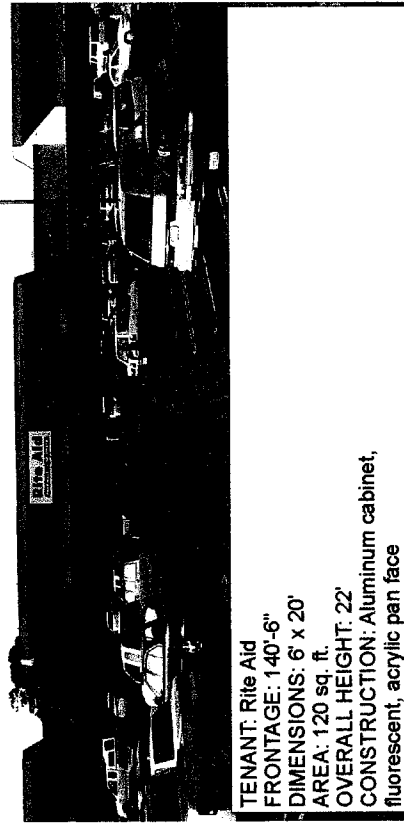


TENANT: Miner's Ace Hardware
FRONTAGE: 84'
DIMENSIONS: 6' x 20'
AREA: 120 sq. ft.
OVERALL HEIGHT: 22'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic face, vinyl graphics

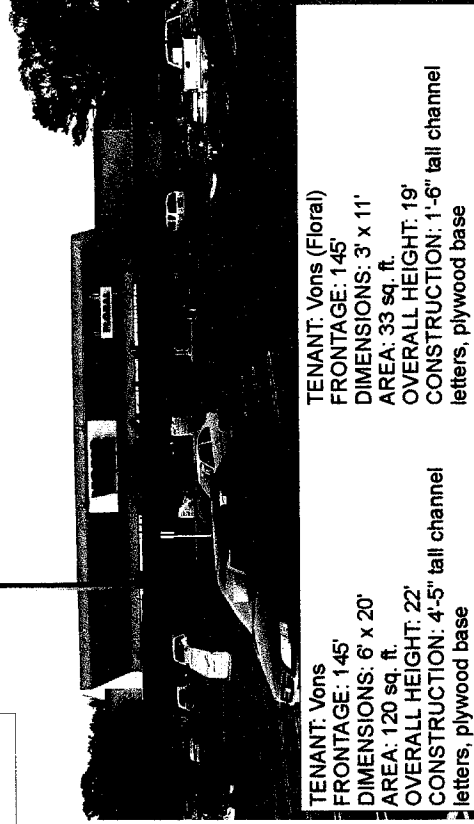
TOTAL AREA OF SMALLER
TENANT SIGNS INCLUDING
LOS OSOS FITNESS: 346 SQ. FT.

TOTAL OF LARGER TENANT
SIGNS INCLUDING VONS,
RITE-AID & MINERS: 393 SQ. FT.

TOTAL AREA OF ALL EXISTING
TENANT ID SIGNS IN CENTER:
739 SQ. FT.



TENANT: Rite Aid
FRONTAGE: 140'-6"
DIMENSIONS: 6' x 20'
AREA: 120 sq. ft.
OVERALL HEIGHT: 22'
CONSTRUCTION: Aluminum cabinet, fluorescent, acrylic pan face



TENANT: Vons (Floral)
FRONTAGE: 145'
DIMENSIONS: 3' x 11'
AREA: 33 sq. ft.
OVERALL HEIGHT: 19'
CONSTRUCTION: 1'-6" tall channel letters, plywood base



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DATE: May 10, 2005

SHEET: 3 of 5

SCALE: None

DRAWN BY: M. Gerber

PROJECT:

Conditional Use Permit Exhibit Package

PROPERTY ADDRESS:

Los Osos Shopping Center/1050-1130 Los Osos Valley Rd.

CITY:

Los Osos

COUNTY:

San Luis Obispo

CLIENT/CONTACT:

MWVF Properties/Lynette Silva

TELEPHONE:

(805) 922-7378, x.402

FACSIMILE:

(805) 928-4647

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EXHIBIT 2: REARMOST TENANT VISIBILITY

TOTAL AREA OF SMALLER TENANT SIGNS INCLUDING
LOS OSOS FITNESS: 346 SQ. FT.

TOTAL OF LARGER TENANT SIGNS INCLUDING VONS,
RITE-AID & MINERS: 393 SQ. FT.

TOTAL AREA OF ALL EXISTING
TENANT ID SIGNS IN CENTER:
739 SQ. FT.

However, none of the existing signs appear to be out of scale with the size of the structures, and there is extremely limited visibility from the street for most of the businesses in the center.

We are requesting a conditional use permit that will allow up to two multi-tenant monument signs to be erected. One to be installed immediately on Los Osos Valley Road, and the second to be installed in the future on the parkway near the entrance on 10th street. (see following page and monument permit application).



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DATE	May 10, 2005	PROJECT	Conditional Use Permit Exhibit Package		
SHEET	4 of 5	PROPERTY/ADDRESS	Los Osos Shopping Center/1050-1130 Los Osos Valley Rd.		
SCALE	None	CITY	Los Osos	COUNTY	San Luis Obispo
DRAWN BY	M. Gerber	CLIENT/CONTACT	MWF Properties/Lynette Silva	TELEPHONE	(805) 922-7378, x.402
				FACSIMILE	(805) 928-4647

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EXHIBIT 3: PROPOSED SECOND MONUMENT LOCATION

Even from 10th St., the rearmost tenants suffer greatly obscured visibility due to trees, a bus stop and the unrelated buildings which share this block. The 10th St. entrance is the primary thoroughfare for local traffic past this location. This driveway entrance has become very important for all of the tenants of the center.



Proposed future location of multi-tenant monument



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DATE	May 10, 2005	PROJECT	Conditional Use Permit Exhibit Package
SHEET	5 of 5	PROPERTY/ADDRESS	Los Osos Shopping Center/1050-1130 Los Osos Valley Rd.
SCALE	None	CITY	Los Osos
DRAWN BY	M. Gerber	COUNTY	San Luis Obispo
		CLIENT/CONTACT	MWF Properties/Lynette Silva
		TELEPHONE	(805) 922-7378, x.402
		FAX/MILE	(805) 928-4647

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1-27

1-28

**LOS OSOS COMMUNITY ADVISORY COUNSEL
PROJECT REFERRAL RESPONSE**

File Number: DRC2005-00090

Date: 2/23/2006

Planner: Mike Wulkan

Applicant: MWF Properties

Address: 1050 – 1130 Los Osos Valley Road

Project:

Erect up to two approximately 50 sq. ft. multi-tenant monument signs (one on LOVR and one on 10th Street) and establishment of a uniform sign code for the property.

Los Osos Community Advisory Counsel Recommendation:

We recommend that this project be approved

Send copy of the staff report for the project: Yes

Send notice of public hearing for the project: Yes

Send notice of the final action for the project: Yes

COURTNEY ARCHITECTS

1-29

February 20, 2006

RE: Los Osos Shopping Center Sign Criteria
Conditional Use Permit #DRC2005-00090

To Whom It May Concern:

As the original Architect for the Los Osos Shopping Center located at 1050-1130 Los Osos Valley Road, Los Osos, I would like to offer the follow written statements and design opinions regarding the roof signs at the center.

First, it is my recollection that the post and beam structures that emerge out of the porch roof structures at the Los Osos Valley Shopping Center, were specifically designed to support the primary electric signs for the major retail store tenants in the center. As required, this design was submitted and approved by the County as being in compliance with the sign code at the time.

Although the County no longer has records of the blueprints for the center and my drawings are no longer accessible, it is my recollection that the intended use of these structures as supports for the signs was called out on the drawings as approved by the County Planning Department. In addition, as I recall, there were electrical junction boxes located on or near these structures to supply such signs.

Given the overall design of the center, there are no logical, cost effective alternatives for relocating the signs elsewhere on the building. The angle of the canopy roof structures and their point of intersection with the parapets result in only a few inches of vertical space on the parapet, which is a more common location for such signs on contemporary buildings. To redesign and rebuild the rooflines to make space on the parapet for signs can only be done at considerable expense and would not be feasible economically.

The buildings and trees in front of the smaller tenant units coupled with the set back of the center results in visibility from the street particularly difficult. From the photos in the Conditional Use Permit application, it is clear that the monument signs that are proposed would help this visibility problem.

In the interest of economics and aesthetics, I am of the opinion that the proposed monument signage is a reasonable addition to the existing signs and support approval of the additional signage without a condition requiring alteration of the existing roof signs.

Sincerely,

COURTNEY ARCHITECTS



Thomas M. Courtney, A.I.A., Architect

1-30